

# PITCHFORK



Pitchfork Partners, LLC  
312 N. Alma School Rd., Suite 14-I  
Chandler, AZ 85224  
michael@mobconsultingaz.com  
480-213-1402

**Citizen Participation Report**  
**for**  
**Proposed Development**  
**at**  
**550 & 534 W. McKellips Rd.**

Proposed Development: Medical Marijuana Dispensary, Cultivation and Infusion Facility  
Address: 550 W. McKellips Rd. & 534 W. McKellips Rd., Mesa, AZ 85201  
Parcel Number(s): 135-01-002J & 135-01-002K  
Case Number: ZON18-00854

**Date:** December 27, 2018

**Purpose:** The purpose of this Citizen Participation Report (this “Report”) is to provide an update to the City of Mesa on the status of the previously submitted Citizen Participation Plan for the proposed development at 550 & 534 W. McKellips Rd., Mesa, AZ 85201 (the “Site”) by Pitchfork Partners, LLC (the “Applicant”). Applicant’s project proposal includes a development plan for a medical marijuana dispensary, cultivation, and infusion facility, as well as associated Site improvement and parking lot. As part of the development proposal, Site improvements will include a complete overhaul of the project site, landscaping along McKellips Rd., parking, and screening of existing industrial uses. The proposed development conforms with the existing light industrial designation of this facility, and meets all zoning requirements for a facility of this nature. This Site is zoned for Light Industrial use, and does not require any rezoning for the proposed development. Applicant has already applied for, and received, a use permit from the City of Mesa for medical marijuana purposes for this Site. This Report summarizes Applicant’s extensive citizen participation efforts and processes, which have also been documented periodically via uploads to DIMES since Applicant submitted its Citizen Participation Plan.

**Contact:**

Pitchfork Partners, LLC  
Attn: Michael O’Brien, CEO  
312 N. Alma School Rd., Suite 14-I  
Chandler, AZ 85224  
480-213-1402  
michael@mobconsultingaz.com

**Pre-Submittal Conference:** The Pre-Submittal Conference with City of Mesa planning staff was held on Tuesday, September 4, 2018. Staff reviewed the application, and made suggestions as to the initial Site plan, citizen participation and contacts, and additional issues related to the proposed development. Applicant took all staff suggestions into consideration and incorporated such suggestions into the proposed development as necessary. There were no citizen attendees.

**Neighborhood Meeting:** On November 7, 2018, Applicant held a voluntary neighborhood meeting at an area hotel. This meeting was very well-attended, with great community discussion on a variety of issues, as well as follow-up that occurred thereafter. A summary of this Neighborhood Meeting was uploaded to DIMES, and a copy of this summary is attached hereto as Exhibit A.

**Citizen Group Meeting:** Applicant was contacted by a group of citizens on December 5, 2018, who wanted to discuss the proposed development. Some of these citizens had attended Applicant's neighborhood meeting, and others were new attendees, including District 1 Councilmember Mark Freeman. Applicant and the citizen group met in person at a citizen's private residence on December 6, 2018. A summary of this Citizen Requested Meeting was uploaded to DIMES, and a copy of this summary is attached hereto as Exhibit B.

**Other Citizen/Property Owner Communications:** Also on December 6, 2018, Applicant and certain of Applicant's current tenants on the property were contacted by representatives of a nearby property owner. A summary of these interactions was uploaded to DIMES as part of the Citizen Requested Meeting summary, which is attached hereto as Exhibit B.

**Design Review Board Hearing:** On December 11, 2018, Applicant attended a Design Review Board hearing for the proposed development. Applicant had several citizen interactions during and after this hearing. A summary of these interactions was uploaded to DIMES, and a copy of this summary is attached hereto as Exhibit C.

**Citizen Suggestions:** Applicant, through the interactions it has had with various citizens and interested parties, has made several updates and changes to its site plan and design for the proposed development. The two most notable concerns about design given by citizens were surrounding signage at the proposed development and overall design of the building. Citizens have expressed their gratitude towards Applicant for creating a modern and attractively designed facility in an older area of the City of Mesa which needs improvement. Citizens have also commented on their concerns regarding signage (monuments, building signs, billboards, etc.), and that they not be overly suggestive of the marijuana-related use at the proposed development (i.e. no images of marijuana plants or emblems, nothing resembling drug paraphernalia, etc.). Applicant has ensured that the design of its signage at the proposed development respects these citizen wishes.

#### **Continuing Action Plan:**

In an effort to continue to provide effective citizen participation in conjunction with our application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. Applicant will provide notification of its upcoming Planning & Zoning Hearing via mail. All persons listed on the contact list (described below) will receive a letter describing

the project, and containing copies of the site plan and building elevations, along with an invitation to the Planning & Zoning Hearing to be held on January 16, 2019, at 4:00 p.m., at City Council Chambers (Lower Level) 57 E. 1<sup>st</sup> Street. As with previous communications, this letter will invite citizens to attend and provide input on the proposed development. Applicant is required to provide these notification letters to the City of Mesa no later than January 2, 2019, but in an effort to provide additional opportunity and notice for citizen participation, Applicant has provided these notification letters to the City of Mesa on December 27, 2018. A contact list has been developed for associations, agencies, citizens, and property owners in the area of the proposed development, including:

- All registered neighborhood associations within one (1) mile of the Site.
  - Homeowners associations within one half (1/2) mile of the Site.
  - Interested neighbors – all property owners located within 1,250 feet from the Site. The City of Mesa requires notification to property owners located within 500 feet of the Site for Planning & Zoning Hearing, and notification to property owners located within 1,000 feet of the Site for the Citizen Participation Process. Applicant has chosen to exceed the minimum required notification area by providing notification to all property owners within 1,250 feet of the Site for all aspects of the process, in order to ensure the opportunity for input to a greater number of potentially interested parties.
  - Mesa Public School District, as well as Lehi Elementary School (K-6), Carson Junior High (7-8), and Westwood High School (9-12), the applicable City of Mesa schools whose attendance boundaries cover the Site.
2. Applicant is also required to provide notification of its upcoming Planning & Zoning Hearing by posting a public hearing notice sign on the proposed development site in accordance with City of Mesa requirements. Applicant is required to post this sign no later than January 2, 2019, but in an effort to provide additional opportunity and notice for citizen participation, Applicant posted this sign on December 26, 2018. A copy of the required affidavit of posting has been uploaded to DIMES.
  3. At any time during the proposed development process, any interested party is invited to contact the Applicant (using the contact information listed on Page 1 of this Plan) to voice their opinions or concerns. Applicant has made, and will continue to make, every reasonable effort to communicate with such interested parties and/or address their concerns in a meaningful and productive manner. Interested parties may also contact their applicable City Council representative, if they would prefer for that representative to communicate with Applicant. Michael O'Brien, CEO of Applicant, has been in contact with the appropriate City Council representative (Mark Freeman), in order to facilitate open dialogue about the proposed development.
  4. This Citizen Participation Report summarizes all neighborhood meetings, citizen interactions, and communications to date which have occurred related to the proposed development. In an effort to keep the City of Mesa informed about this process, Applicant has uploaded its citizen interactions and participation reports to DIMES periodically throughout this process as they occur.

**Summary of Schedule:**

Submission of Medical Marijuana application and Pre-Submittal Conference application – *August 17, 2018*

Pre-Submittal Conference – *September 4, 2018*

Medical Marijuana Facility Registration Conditional Approval Received – *September 20, 2018*

Neighborhood meeting – *November 7, 2018*

Concurrent Submission of Design Review Board and Planning & Zoning Board approval – *October 26, 2018*

Design Review Board Hearing – *December 11, 2018*

Planning and Zoning Board Hearing – *January 16, 2019*

Submission of Construction Documents for Permit Review – *prior to March 19, 2019*

Issuance of Construction Permit – *prior to July 19, 2019*

Issuance of Certificate of Occupancy and AZDHS Dispensary Registration Certificate to Dispense – *prior to June 18, 2020*

**Exhibit A**

**Summary of Neighborhood Meeting**

(see attached)

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312 N. Alma School Rd., Suite 14-I  
Chandler, AZ 85224  
michael@mobconsultingaz.com  
480-213-1402

Applicant: Pitchfork Partners, LLC

Project: 550 W. McKellips MMJ Facility

Title: Summary of Neighborhood Meeting for Project held on November 7, 2018

Date: November 8, 2018

On November 7, 2018, pursuant to the Notice of Neighborhood Meeting #1 previously sent to members of the public by Applicant (and as further detailed in Applicant's Design Review Board Application), Applicant voluntarily held a neighborhood meeting (the "Meeting") at The Boardroom at Sheraton Mesa Hotel at Wrigleyville West, 860 N. Riverview, Mesa, AZ 85201. The purpose of the Meeting was to provide an open forum for community members and interested parties to ask questions and voice opinions about the Project. The Meeting was held as part of Applicant's Citizen Participation Plan.

In attendance for Applicant were Michael O'Brien and Jeremy Basha, and in attendance for the THE MEDICINE ROOM LLC, the license holder, was Dixon Oates. Also in attendance were various members of the community who received Applicant's mailer inviting them to attend the meeting. A copy of the sign-in sheet for the Meeting is attached hereto as Exhibit A; all attendees were encouraged to sign in on this sheet, although some may have elected not to do so. In total, Mr. O'Brien counted 14 community members in attendance at the Meeting; the majority of these community members stayed for the entire duration of the Meeting. The Meeting was scheduled from 6:00 – 8:00 p.m. Mr. O'Brien arrived at 5:30 p.m., and various community members began arriving at approximately 5:50 p.m. Messrs. O'Brien, Basha and Oates all stayed after the scheduled end of the meeting, continuing to speak with interested community members until approximately 8:45 p.m., even after Applicant's facility rental usage time ended. Various photos from the Meeting are also attached hereto as Exhibit B. Mr. O'Brien e-mailed all attendees who provided their e-mail address on the sign-in sheet, inviting them to follow up with Mr. O'Brien if they had any further questions. A copy of the e-mail sent by Mr. O'Brien to the attendees is attached hereto as Exhibit C.

There were numerous topics of discussion during the Meeting, including without limitation, the following:

- Description and timeline of the Project.
- City of Mesa personnel assigned to the Project.
- Status of the Project with regards to City of Mesa application processes (medical marijuana use permit, construction permits, etc.).
- City of Mesa rules regarding protected use categories and setbacks.
- Existing use at the Project site.
- Status of transaction for acquisition of the Project site (closes November 8, 2018).
- Technologies used or proposed to be used at the Project site (particularly, with regards to water and air quality).
- General questions about the medical marijuana industry, specifically in AZ (in particular, the number of dispensaries and cultivation facilities, the regulation & licensing process, examples of medical marijuana uses, etc.).
- Arizona Department of Health Services rules and regulations for medical marijuana.
- Specific community member concerns, including:
  - Security features of the facility (gates, restricted keycard access, 24/7 security monitoring (video cameras with minimum 30 day playback, security guards, etc.), lighting, access to the dispensary by licensed medical marijuana patients
  - Potential for odors coming from the facility, and how such odors will be mitigated by Applicant (description of air purification procedures, closed and sealed facility, sealed clean rooms for product growth).
  - The need for a dispensary and/or cultivation facility in this area of town, or anywhere in the City of Mesa or the State of AZ.
  - Water usage, disposal of waste water, and other water-related issues.
  - Existing criminal activity in and around the Project area, and what potential impact the Project could have on some activity

Michael O'Brien, the CEO/Manager of Applicant, should be the primary point of contact for information related to this Addendum. If you have any questions, require additional information, or would like to discuss any aspects of this Addendum, Mr. O'Brien and/or representatives of both License Holder and Applicant would welcome the opportunity to meet with you.

Sincerely,

**APPLICANT:**

**PITCHFORK PARTNERS, LLC**, an Arizona limited liability company



By: Michael O'Brien  
Its: CEO/Manager

**LICENSE HOLDER:**

**THE MEDICINE ROOM, LLC**, an Arizona limited liability company

A handwritten signature in dark ink, appearing to read 'Hugo Dixon Oates', written over a horizontal line.

By: Hugo Dixon Oates  
Its: Manager



**Exhibit A**

**Sign-In Sheet from the Meeting**

(see attached)

# PITCHFORK



Pitchfork Partners, LLC  
312 N. Alma School Rd., Suite I  
Chandler, AZ 85224  
michael@mobconsultingaz.com  
480-213-1402

## NEIGHBORHOOD MEETING SIGN IN SHEET

November 7, 2018

6:00 – 8:00 pm

Sheraton Mesa Hotel at Wrigleyville West, 860 N. Riverview, Mesa, AZ 85201

Name	Address	Phone	E-mail Address
Michael O'Brien	550 W. McKellips Rd. Mesa, AZ 85201	480-213-1402	michael@mobconsultingaz.com
David Sampson	2038 N. Country Club Mesa 85201	480-834-9581	dsampson@littledad.com
B. & Betty Brafford	507 W. Fairway Cir Mesa 85201	480-461-8343	brbrafford507@gmail.com
LARRY Sampson	2038 N. Country Club Mesa, AZ	480 694-3585	Larry@littledad.com
D.J. Stapley	505 N. Date, Mesa, AZ	480-634- 7467	stapleyds@gmail.com

Please provide a  
\* copy of  
letter you  
said was a  
conditional  
approval.

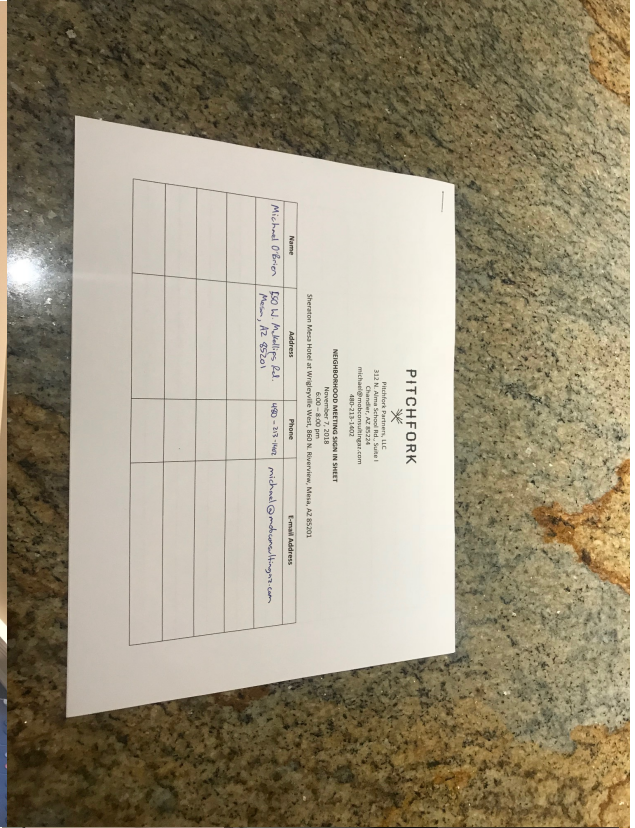
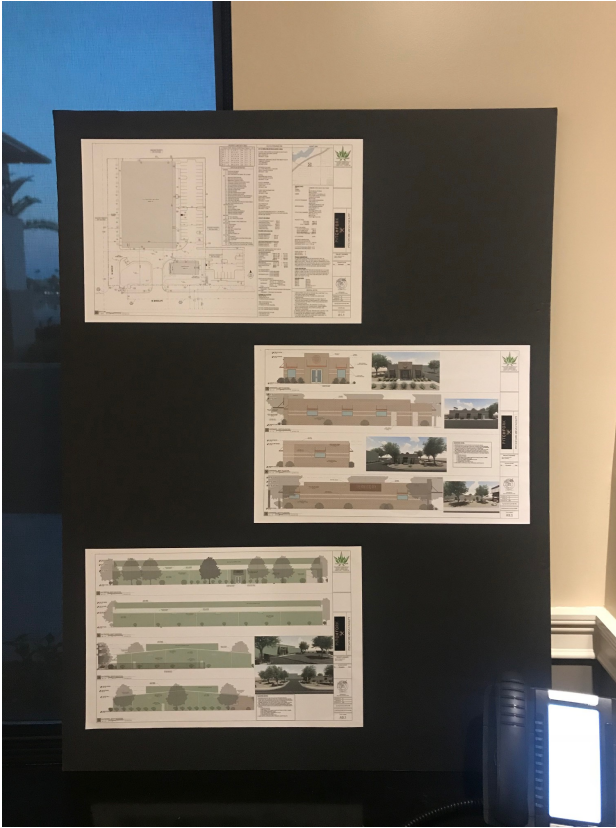
Marilyn Wilson	4163 W. Fairway Circle Mesa, AZ 85201	480-833-5530	mtwmesa@aol.com
TONY KAREN SAMORA	525 W FAIRWAY CR. MESA, AZ 85201	602-326 3005	SAMOKAPLASTERING @ MSN.COM
Ann Price	504 W. Fairway Cir. Mesa AZ 85201	623-340- 6414	jessandannprice@gmail.com
Jeanie & Darryl Reynolds	1409 N. Bel Air Dr Mesa, AZ 85201	602 690 4180	dorjar1@hotmail.com dorjar16@hotmail.com
IVAN Bushman	1405 N. Bel Air Dr Mesa, AZ 85201	480 318 0827	idbushman@cox.net.
Stephanie Wright	6607 N. Date Mesa, AZ 85201	602-291- 9514	stephanie@therightconnections.com
Erika Barry	237 N. Lebaron Mesa, AZ 85201	602-330- 2861	AZMAESTRA@HOTMAIL.COM *
Dixon Oates			dixonoates@gmail.com
Jeremy Busha			jeremy@greenwavemj.com

**Exhibit B**

**Photos from the Meeting**

(see attached)









**Exhibit C**

**E-mail Follow Up After Meeting**

(see attached)



Michael O'Brien <michael@mobconsultingaz.com>

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## Thank You for Attending

1 message

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**Michael O'Brien** <michael@mobconsultingaz.com>

Sun, Nov 11, 2018 at 3:50 PM

To: Michael O'Brien <michael@mobconsultingaz.com>

Bcc: dsampson@littledealer.com, wbrafford507@gmail.com, larry@littledealer.com, stapleys@gmail.com, mtwmesa@aol.com, samoraplastering@msn.com, jessandann.price@gmail.com, dorjar1@hotmail.com, dorjar10@hotmail.com, idbushman@cox.net, stephanie@thewrightconnections.com, azmaestra@hotmail.com

All,

Thank you for attending the Pitchfork Partners, LLC neighborhood meeting on 11/7/2018 from 6-8 p.m. We appreciate your participation and input. If you have any further questions, please feel free to contact me via e-mail. Thank you.

Michael O'Brien  
CEO  
Pitchfork Partners, LLC

--

**Michael O'Brien**  
MOB Consulting, LLC  
[michael@mobconsultingaz.com](mailto:michael@mobconsultingaz.com)  
480-213-1402



**Exhibit B**

**Summary of Citizen Group Meeting and Other Citizen Communications**

(see attached)

# PITCHFORK



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312 N. Alma School Rd., Suite 14-I  
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480-213-1402

Applicant: Pitchfork Partners, LLC

Project: 550 W. McKellips MMJ Facility

Title: Summary of Citizen Requested Meeting for Project held on December 6, 2018; community member phone call received by Applicant, etc.

Date: December 6, 2018

On December 5, 2018, Applicant's CEO, Michael O'Brien, was contacted via e-mail by Stephanie Wright, on behalf of a group of citizens who wanted to ask questions, express concerns, and provide input on the 550 W. McKellips MMJ Facility (the "Project"). Mr. O'Brien coordinated with Ms. Wright, and scheduled a meeting with these citizens for the next day at a mutually convenient time and location. Ms. Wright asked Mr. O'Brien to please bring larger renderings of the Project, and Mr. O'Brien agreed.

On December 6, 2018, Mr. O'Brien met with this citizens group at the home of Ann Price. Ms. Price and Ms. Wright had attended Applicant's previous neighborhood meeting held on November 7, 2018, and there were 4-5 other attendees present who had previously attended Applicant's previous neighborhood meeting. Additionally, 1<sup>st</sup> District Councilmember Mark Freeman was in attendance at this meeting.

There were numerous topics of discussion during the meeting, including without limitation, the following:

- Applicant's initial DRB and P&Z applications submitted to City of Mesa on October 25, 2018, and concerns, changes, and updates since this submission.
- Applicant's revised DRB and P&Z applications submitted to City of Mesa on December 4, 2018. Mr. O'Brien brought larger renderings of the latest submitted plans for the citizens to review.
- Description and timeline of the Project.

- Traffic issues present in the area, particularly at the McKellips exit of the freeway (heading eastbound onto McKellips Rd.).
- City of Mesa rules regarding protected use categories and setbacks.
- Technologies used or proposed to be used at the Project site (particularly, with regards to water and air quality).
- Potential neighborhood impact, including property values, crime, etc.
- Arizona Department of Health Services rules and regulations for medical marijuana.

Mr. O'Brien was present at this meeting from 1:30 p.m. to approximately 3:15 p.m. At the end of the meeting, the attendees conveyed in summary that their main concerns were (a) that the Project be designed in an attractive way which would enhance and improve the surrounding area, and (b) that the advertising and signage at the Project were done tastefully. Mr. O'Brien assured the group that he would work to ensure that both of their concerns were taken into consideration, and that he believed the most recent site plan in Applicant's revised submissions addressed these concerns. Mr. O'Brien also sent follow-up e-mails to Ms. Wright and Councilmember Freeman, thanking them for organizing the meeting and attending, and inviting them to contact Mr. O'Brien at any time regarding the Project.

Also on December 6, 2018, at approximately 1:10 p.m., Mr. O'Brien received a phone call from a realtor purporting to represent a "nearby property owner" whose owner was unhappy about the Project. The realtor said that this property owner was planning to be "very vocal" against the Project, but would remain quiet if Applicant purchased his property instead and used it for the Project. Mr. O'Brien had an approximately 15 minute phone call with this realtor, and explained that Applicant had already closed on the purchase of a property for the Project, and received approval from the City of Mesa to use such property as a medical marijuana facility. Mr. O'Brien explained various details of the application process to the realtor, and the realtor thanked Mr. O'Brien for the information. The realtor disclosed the location of the "nearby property" to Mr. O'Brien, and that the owner was looking to sell it, and felt that the Project would negatively impact the sale. Mr. O'Brien thanked the realtor for the call, and said that Applicant was always willing to discuss concerns related to the Project with any third parties. The realtor indicated that this property owner may reach out to Mr. O'Brien directly.

Finally, on December 6, 2018, Mr. O'Brien visited the Project site to obtain some paperwork from the previous owner of the Project site at approximately 3:20 p.m, immediately after leaving the citizen meeting. The previous owner told Mr. O'Brien that one of the remaining tenants on the Project site had been contacted by another "nearby property owner", who asked this tenant to sign a petition against the Project. The individual requesting the petition told the tenant that he was working with the owner of the property represented by the realtor who had called Mr. O'Brien earlier in the day. Mr. O'Brien told the previous owner of the Project site that he would be happy to discuss any concerns with either of these "nearby property owners", and made sure that the previous owner of the Project site had Mr. O'Brien's information to pass along to any interested parties.

Michael O'Brien, the CEO/Manager of Applicant, should be the primary point of contact for information related to this Addendum. If you have any questions, require additional information, or would like to discuss any aspects of this Addendum, Mr. O'Brien and/or representatives of both License Holder and Applicant would welcome the opportunity to meet with you.

Sincerely,

**APPLICANT:**

**PITCHFORK PARTNERS, LLC**, an Arizona limited liability company

A handwritten signature in black ink, appearing to read "Michael O'Brien", written over a horizontal line.

By: Michael O'Brien  
Its: CEO/Manager

**LICENSE HOLDER:**

**THE MEDICINE ROOM, LLC**, an Arizona limited liability company

A handwritten signature in black ink, appearing to read "Hugo Dixon Oates", written over a horizontal line.

By: Hugo Dixon Oates  
Its: Manager

**Exhibit C**

**Summary of DRB Hearing**

(see attached)

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312 N. Alma School Rd., Suite 14-I  
Chandler, AZ 85224  
michael@mobconsultingaz.com  
480-213-1402

Applicant: Pitchfork Partners, LLC

Project: 550 W. McKellips MMJ Facility

Title: Summary of Design Review Work Session and Post-Design Review Work Session Interactions

Date: December 11, 2018

On December 11, 2018, Applicant (represented by Michael O'Brien and Jeremy Basha) attended the Design Review Work Session at 57 E. 1<sup>st</sup> St., Lower Level with its design-build firm, Roca Verde, LLC (represented by Tom Lassen and Rick Chafey). Although the purpose of this meeting was not to have citizen interactions regarding the use of the Project site, Applicant and its representatives had several such interactions during and after this meeting.

During the meeting, it became clear that 10-12 citizens had attended to protest the use of Applicant's Project as a medical marijuana facility, rather than to speak about the design and aesthetics of the Project. Despite the Design Review Board's announcement of the purposes of this meeting, and that the use of the property as a medical marijuana facility was not appropriate to be discussed in this forum, several citizens used their 3-minute opportunity to speak to address the use. In an effort to ensure that these citizens had the ability to have their voices heard, Mr. O'Brien made an announcement during the Design Review Work Session that he has had multiple citizen group meetings prior to tonight, was always open to have more, and would give his contact information to anyone who would like to speak with him, as well as stay after the meeting to address non-design concerns if desired. The following citizen interactions occurred during the meeting:

- After one citizen spoke (a resident of Syenna Vista Mobile Home community; Sharon Litsch? and her husband) and sat next to Mr. O'Brien, Mr. O'Brien invited this citizen to call or e-mail him, and wrote down his e-mail address on that individual's meeting materials. She thanked Mr. O'Brien, and said she would contact him.
- Another citizen (a young man from Dosich? Realty) addressed the Design Review Board, stating that he had not received Applicant's revised design, and that multiple other

property owners had the same complaint. Mr. O'Brien, during his turn to speak, noted that based on that citizen's comments about the design he had reviewed and received, he must have received the required mailing.

- A third citizen, who owns properties located in the 600 block of W. McKellips, having previously worked with Mr. Chafey, approached Mr. Chafey prior to the start of the meeting to ask why he was there. When Mr. Chafey noted that Roca Verde, LLC was doing the design build for the Project, this citizen told Mr. Chafey to "F\*\*\* Off", and walked away.
- Various citizens brought up concerns about safety, traffic in the area, proximity to certain other uses, environmental concerns, and other issues generally related to the use of the Project for medical marijuana purposes.
- Several citizens in the back of the room were discussing the Project loudly, and making it difficult for Applicant and its representatives to hear the feedback of the Design Review Board. Mr. Basha, who was sitting near them, politely asked the citizens to please keep it down, or alternatively, to leave the room so Applicant could hear the constructive criticism of the Design Review Board. Several citizens left the room at this point, and waited outside for Applicant.

After the meeting, a group of citizens waited outside for Applicant. Applicant had the following citizen interactions after the meeting:

- A group of citizens who own and operate Gomez Tire, and are current tenants of Applicant, with their business located at 534 W. McKellips (part of Applicant's Project site) spoke with Mr. O'Brien. This conversation occurred in the presence of Messrs. Basha, Lassen, and Chafey as well. One of the Gomez sons noted that "they were going to do everything possible to make this not happen" because "we don't want to move our business". They noted no concerns about the use, design, planning, or other project-related issues, only that they would fight to keep their current location. Applicant, having spoken with this group many times previously in connection with its acquisition of the property and thereafter, noted that Applicant had communicated with them every step of the process, given them substantially more notice than required by law (as this tenant has no written lease), and that regardless of whether or not this Project was approved, that the Gomez Tire lease termination would remain effective, as the property would be redeveloped into an alternative use if not the Project.
- Applicant also spoke at length with the young man from Dosich Realty. Applicant offered to take down his address, but he said he "didn't know the mailing address". This citizen noted numerous concerns to Applicant about the use and his displeasure with the Project, and Applicant responded accordingly, educating this citizen about the City of Mesa requirements for notice and updates, the status of the Project, and other relevant matters. Mr. O'Brien invited this young man to follow up with Applicant, but he declined, and walked away, refusing to speak with Mr. O'Brien any further.
- The citizen who used profane language with Mr. Chafey called Mr. Chafey on the telephone after the meeting, while Mr. Chafey was still in the presence of Mr. Lassen (who heard the conversation as well). After apologizing for his earlier language, he

remained upset and told Mr. Chafey "that area of Mesa has enough drugs in it already and this will make it worse", stating this was his reason for opposing the Project and attending the Design Review Work Session.

- Despite Mr. O'Brien's invitation to the attending citizens, no other citizens stayed after the meeting or asked Mr. O'Brien for his contact information.

Michael O'Brien, the CEO/Manager of Applicant, should be the primary point of contact for information related to this Addendum. If you have any questions, require additional information, or would like to discuss any aspects of this Addendum, Mr. O'Brien and/or representatives of both License Holder and Applicant would welcome the opportunity to meet with you.

Sincerely,

**APPLICANT:**

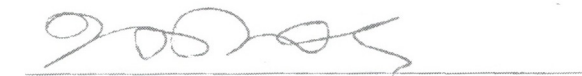
**PITCHFORK PARTNERS, LLC**, an Arizona limited liability company

A handwritten signature in dark ink, appearing to read "Michael O'Brien", is written over a horizontal line.

By: Michael O'Brien  
Its: CEO/Manager

**LICENSE HOLDER:**

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